

## BOARD OF ADJUSTMENT

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# Sussex County

DELAWARE  
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## **REVISED AGENDA**

**June 17, 2019**

**7:00 P.M.**

### **Call to Order**

### **Pledge of Allegiance**

### **Approval of Agenda**

### **Approval of Minutes for May 6, 2019**

### **Approval of Findings of Fact for May 6, 2019**

### **Approval of Minutes for May 20, 2019**

### **Approval of Findings of Fact for May 20, 2019**

### **Approval of Minutes for June 3, 2019**

### **Approval of Findings of Fact for June 3, 2019**

### **Public Hearings**

**Case No. 12285 – Margaret Ayers** seeks variances from the front yard setback requirements for a proposed dwelling. (Sections 115-42 and 115-182 of the Sussex County Zoning Code). The property is located on a through lot fronting on W. Springside Dr. and Fisher Rd. approximately 0.21 miles west of Martin Farm Rd. 911 Address: 28354 W. Springside Dr. Milton. Zoning District: GR. Tax Parcel: 334-10.00-102.00

**Case No. 12317 – William Searle** seeks variances from the front yard setback, side yard setback, and maximum fence height requirement for proposed and existing structures (Sections 115-25, 115-182, and 115-185 of the Sussex County Zoning Code). The property is a through lot fronting on Fenwick Cir. and Zion Church Rd. approximately 416 ft. west of the entrance to the Fenwick West subdivision. 911 Address: 37568 Fenwick Cir., Selbyville. Zoning District: AR-1. Tax Parcel: 533-12.00-217.00

**Case No. 12318 – Janine E. Davidson & Joan M. Moses** seeks variances from the side yard setback requirements for an existing structure (Sections 115-25 and 115-185 of the Sussex



COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DELAWARE 19947

County Zoning Code). The property is located on the west side of Long Meadow Ln. approximately 399 ft. north of Park Pavillion Way in the Ridings at Rehoboth subdivision. 911 Address: 20143 Long Meadow Ln., Lewes. Zoning District: AR-1. Tax Parcel: 234-5.00-572.00

**Case No. 12319 – Down by the Bay Daycare, LLC/Jubri, LLC** seeks a special use exception to operate a day care center (Sections 115-23 & 115-210 of the Sussex County Zoning Code). The property is located on the west side of Gravel Hill Rd. approximately 0.29 miles south of Shingle Point Rd. 911 Address: 18418 Gravel Hill Rd., Georgetown. Zoning District: AR-1. Tax Parcel: 235-29.00-10.01

**Case No. 12320 – Country Rest Home, Inc.** requests a special use exception to operate a convalescent home, nursing home, and/or home for the aged (Sections 115-23 & 115-210 of the Sussex County Zoning Code). The property is located on the north side of Johnson Rd. approximately 0.48 miles east of Wilkins Rd. 911 Address: 18971 Johnson Rd., Lincoln. Zoning District: AR-1. Tax Parcels: 330-15.00-33.01

**Case No. 12321 – Mark Harbold** seeks variances from the separation distance requirements for existing structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the southwest side of King St. approximately 175 ft. west of E. State Dr. within the Camelot Manufactured Home Park. 911 Address: 36260 King Street, Lot #179, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-308.00 Unit 50947

**Case No. 12322 – Jason and Shanda Babbitt** seek a variance from the rear yard requirements for a proposed screened porch (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the west side of Lone Palm Way approximately 409 ft. south of Barefoot Cir. in the Spring Breeze subdivision. 911 Address: 30365 Lone Palm Way, Harbeson. Zoning District: AR-1. Tax Parcel: 234-11.00-707.00

### **Old Business**

**Case No. 12295 – Whiskey Ridge Shooting Preserve** seeks a special use exception to operate a rifle or pistol range (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the east side of Parker Rd. approximately 0.75 miles northwest of E. Line Rd. 911 Address: 38149 Parker Rd., Millsboro. Zoning District: AR-1 Tax Parcel: 333-15.00-37.00 (portion of)

### **Additional Business**

Request for 3-month time extension for Case 11988 Lands of Keller

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**Board of Adjustment meetings can be monitored on the internet at**  
**[www.sussexcountype.gov](http://www.sussexcountype.gov)**



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**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 22, 2019 9:30 a.m., and at least seven (7) days in advance of the meeting.**

**This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.**

**Agenda items listed may be considered out of sequence.**

**Revised June 3, 2019 (to add a request for 3-month time extension)**

**Revised June 7, 2019 (to add approval of Minutes and Findings of Fact for May 6, 2019, May 20, 2019 and June 3, 2019)**

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